2278D

The Magnolias Subdivision

OWNER'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF BALDWIN
CITY OF FAIRHOPE

I, Douglas J. Harless, HEREBY STATE AS OWNER OF THE WITHIN DESCRIBED LANDS AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS TO THE PUBLIC USES AS NOTED ON THIS PLAT ONLY.

DATED THIS THE 6th DAY OF July, 2006.

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Denise J. Howard, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE 6th DAY OF July, 2006.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL OF THE CITY OF FAIRHOPE PLANNING COMMISSION

THE WITHIN PLAT OF THE MAGNOLIAS, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE FAIRHOPE CITY PLANNING COMMISSION.

THIS THE 7th DAY OF July, 2006.

FOR SECRETARY Corey Riordan

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
COUNTY OF BALDWIN
CITY OF DAPHNE

I, SCOTT A. HUTCHINSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR HUTCHINSON, MOORE AND RAUCH, LLC, HOLDING CERTIFICATE NUMBER 21830, HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREIN WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST OF MY BELIEF, CONFORMS TO THE REQUIREMENTS OF THE FAIRHOPE SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS AND ORDINANCES APPLICABLE TO MY DESIGN.

DATED THIS THE 6 DAY OF July, 2006.

SCOTT A. HUTCHINSON, P.E.
ALA. LIC. NO. 21830

CERTIFICATE OF APPROVAL BY BELLSOUTH

THE UNDERSIGNED, AS AUTHORIZED BY BELLSOUTH HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE 7th DAY OF July, 2006.

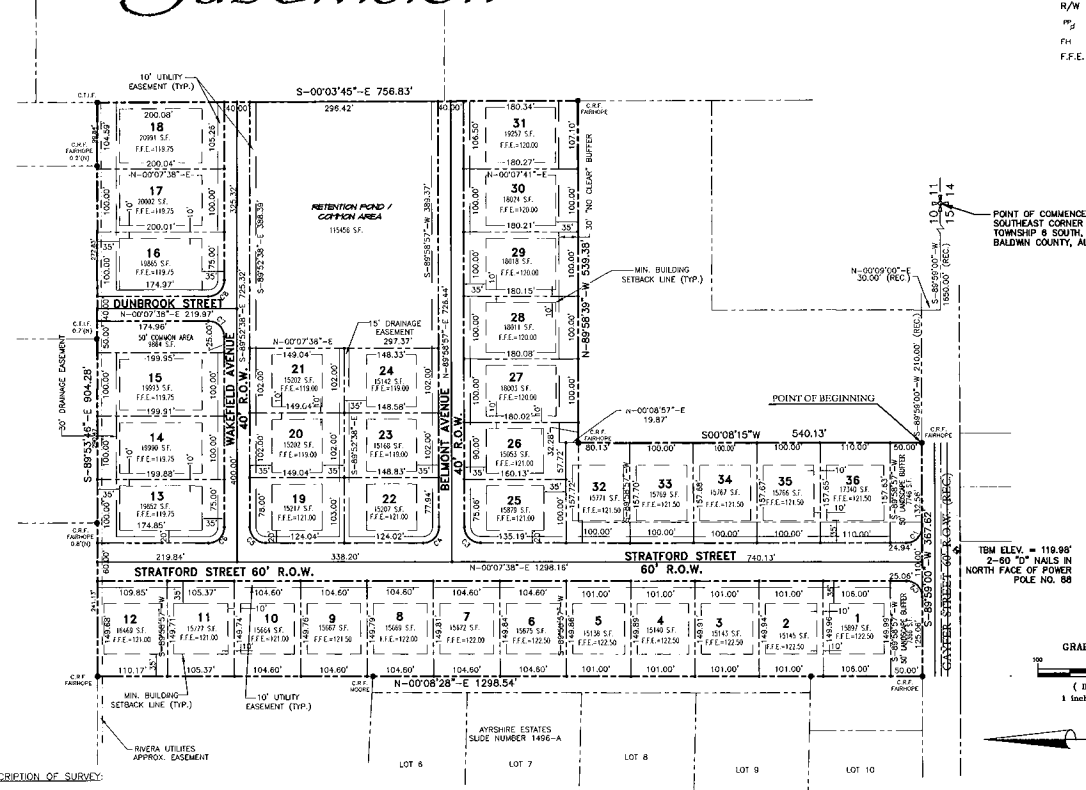
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE-UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE, ALABAMA, DO HEREBY APPROVE THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

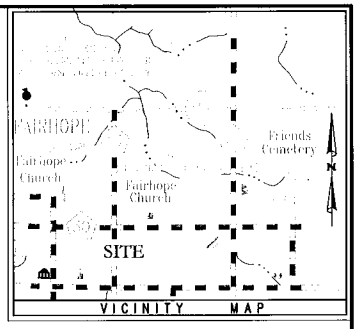
DATED THIS THE 6 DAY OF July, 2006.

(AUTHORIZED SIGNATURE)



LEGEND

CRS	IRON PIN SET (CAPPED 1/2" RE. BAR)
CRF	CAPPED RE-BAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
RBF	RE-BAR FOUND
R/W	RIGHT-OF-WAY
	UTILITY POLE
FH	FIRE HYDRANT
F.F.E.	MINIMUM FINISH FLOOR ELEVATION



SITE DATA

PARCEL NO. 05-46-02-10-0-000-056.000
TOTAL ACRES: 20.3± AC.
TOTAL NUMBER OF LOTS: 36
MINIMUM LOT SIZE: 15,000 S.F.
AVERAGE LOT SIZE: 100'(MIN. WIDTH) X 165'
LINEAR FEET OF ROADWAY: 2,748 L.F.
COMMON AREA: 3.22± ACRES

OWNER

HARLESS DEVELOPMENT COMPANY, INC.
POST OFFICE BOX 2537
TUSCALOOSA, ALABAMA 35403

ENGINEER

SCOTT A. HUTCHINSON, P.E.
ALA. LIC. NO. 21830

SURVEYOR

JOHNNY E. HOLLEY, PLS
AL. LIC. NO. 23660

CURRENT ZONING

R-1

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	25.00	90°08'41"	S-44°56'40"-E	35.40	39.33
C2	25.00	89°51'19"	N-45°03'21"-E	35.31	39.21
C3	25.00	89°51'19"	S-45°03'20"-W	35.31	39.21
C4	25.00	90°08'41"	S-44°56'40"-E	35.40	39.33
C5	25.00	89°59'44"	S-45°07'33"-W	35.35	39.27
C6	25.00	90°00'16"	S-44°52'27"-E	35.36	39.27
C7	25.00	89°59'44"	N-45°07'33"-E	35.35	39.27
C8	25.00	90°00'16"	S-44°52'27"-E	35.36	39.27

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

POWER: BALDWIN EMC
GAS, WATER: CITY OF FAIRHOPE
TELEPHONE: BELLSOUTH

DESCRIPTION OF SURVEY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S-89°59'-W, 1650 FEET TO A POINT; THENCE RUN N-00°09'-E, 30.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF GAYFER STREET EXTENSION; THENCE RUN S-89°59'-W ALONG SAID NORTH RIGHT-OF-WAY OF GAYFER STREET EXTENSION, 210.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-89°59'-W ALONG SAID NORTH RIGHT-OF-WAY OF GAYFER STREET EXTENSION, 367.62 FEET TO A POINT; THENCE RUN N-00°08'28"-E LEAVING SAID NORTH RIGHT-OF-WAY OF GAYFER STREET EXTENSION, 1298.54 FEET TO A POINT; THENCE RUN S-89°53'46"-E, 904.28 FEET TO A POINT; THENCE RUN S-00°03'45"-E, 756.83 FEET TO A POINT; THENCE RUN N-89°58'39"-W, 539.38 FEET TO A POINT; THENCE RUN S-00°07'45"-W, 540.13 FEET TO THE POINT OF BEGINNING, CONTAINING 20.31 ACRES MORE OR LESS.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JOHNNY E. HOLLEY, P.L.S.
ALABAMA LICENSE NUMBER 23660

DATE

NOTES:

1. ALL LOTS SHALL HAVE A 35 FOOT FRONT AND REAR MINIMUM BUILDING SETBACK UNLESS OTHERWISE NOTED.

2. ALL LOTS SHALL HAVE A 10 FOOT SIDE MINIMUM BUILDING SETBACK AND A 20 FOOT MINIMUM BUILDING SETBACK WHEN ABUTTING A STREET.

3. SANITARY SEWER, WATER & GAS SHALL BE PROVIDED BY THE CITY OF FAIRHOPE UTILITIES DEPARTMENT.

4. TELEPHONE SHALL BE PROVIDED BY BELLSOUTH.

5. ALL GREENSPACE, DETENTION, GENERAL COMMON AREA, AND LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

GENERAL SURVEYORS NOTES:

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.

2. ALL BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF GAYFER STREET EXTENSION BEING S-00°89'59'-W, AS PER WARRANTY DEED AS RECORDED INSTRUMENT NUMBER 861230, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

3. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO. 0100C0240 K, REVISED JUNE 17, 2002, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

4. FIELD WORK FOR THIS SURVEY WAS PERFORMED JULY 7, 2005.

5. ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS (SCALED ONLY).

S.2278D

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on
2006 July - 7 12:55PM
Instrument Number 986132 Pages 1
Recording 35.00 Mortgage
Deed Xfer Tax
Index 1P 5.00
Archive 5.00
Herman I. Johns, Judge of Probate

NO.	REVISION	DATE	ENGR.

HMR

HUTCHINSON, MOORE & RAUCH, LLC
2039 MAIN STREET, SUITE D
DAPHNE, ALABAMA
36526
ENGINEERS • SURVEYORS
LAND PLANNERS
TEL (251) 626-2626
FAX (251) 626-6934
daphne@hmrengineers.com

ALABAMA LICENSED No. 23660 PROFESSIONAL LAND SURVEYOR JOHNNY E. HOLLEY

2148-PLAT(3-29-06)
H1032-2148-10.01

THE MAGNOLIAS SUBDIVISION
FINAL PLAT
HARLESS DEVELOPMENT COMPANY, INC.

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1" = 100'	APRIL 2006	JMC/JEH		1 OF 1